

APPROVED: Meeting No. 28-97

ATTEST: *Paula Jewell*

MAYOR AND COUNCIL  
ROCKVILLE, MARYLAND  
Meeting No. 13-97

March 18, 1997

The Mayor and Council of Rockville, Maryland, convened in Worksession in the Council Chamber, Rockville City Hall, 111 Maryland Avenue, Rockville, Maryland, on March 18, 1997, at 7:36 p.m.

PRESENT

Mayor Rose G. Krasnow

Councilmember Robert E. Dorsey

Councilmember James T. Marrinan

Councilmember Glennon J. Harrison

Councilmember Robert J. Wright

In attendance: City Manager Rick Kuckkahn and City Clerk Paula Jewell.

Also present were Community Development Director Neal Herst, Chief of Planning Lisa Rother, Assistants to the City Manager, Thomas E. Thomas and Michelle Martin, and Public Information Officer Rebecca Feaster.

Re: Worksession with the Economic  
Development Council (EDC)

The Mayor and Council met in Worksession with Richard Stoner, Chairperson of the Economic Development Council and EDC member Harriet Margolis. Mr. Stoner reported that approximately 95% of the Economic Development Council's recent work has been focused on the establishment of an Economic Development Corporation. Mr. Kuckkahn said that the City Attorney was in the process of drafting

articles of incorporation and bylaws for the corporation which would be forwarded to the Mayor and Council for review. Mr. Stoner said that the EDC was waiting to receive comments from the Alliance of Rockville Citizens and were hoping to resolve any questions so that the comment period could be brought to a close. The Mayor and Council discussed the following issues regarding the proposed corporation:

- The composition of the corporation should consist of at least a 10-member; however, but not greater than a 25-member board.
- The corporation's focus needs to be on attracting new businesses to Rockville; this could be the responsibility of a subcommittee of 7-8 board members.
- The corporation should also have some focus in a tourism industry, minority businesses and environmental issues.
- The composition of the corporation should follow the direction that the City's economy is heading so that it does not limit the ever-changing economic objectives of the City.
- What will happen to the Economic Development Council once the corporation is formed? Mr. Stoner suggested that it might be best to disband the EDC so as not to compete with the corporation. He also suggested that the EDC could exist as a subcommittee of the corporation. Mr. Kuckkahn suggested that such a subcommittee could then work on

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issues such as community relations for business site visits, or developing closer relationships between the City of Rockville and other government organizations.

- The corporation should serve as a quasi-judicial body, in order to be able to meet in public forums, as needed, to receive comments from citizens. (If this is appropriate, a provision could be spelled out in the bylaws).

The Worksession with the Economic Development Corporation adjourned at 8:21 p.m.

Re: Worksession with the Planning Commission

The Mayor and Council met with Planning Commission members Susan Hoffman (Chairperson), Donald Boebel, Paul Douglas, Jane Fry-Emond, Larry Giammo, and Bill Meyer. The following issues were discussed:

1. Zoning Ordinance Review Group (ZORG) - The ZORG recommended modification of the Residential Town House special development procedure (see Report of Recommendations Memo, dated 1/10/97), and the Planning Commission concurred with ZORG's recommendations. The following ideas were discussed by the Mayor and Council and Planning Commission:

- (a) Suitable Locations of RTH Development - Regarding the Group's recommendation that "public uses" be removed from the current RTH definition of transitional, Mayor Krasnow suggested that the size of parcels could be narrowed

in the areas where RTHs are applicable, or the Mayor and Council could limit the scope of the RTH law so that it would be applicable only in certain geographical areas.

- (1) A procedure could be established requiring the developer to meet with the community in some type of public forum. The developer could also be required to conduct a feasibility study before presenting a development proposal to the neighborhood.
  - (2) Notification of RTH applications should not be limited to a radius of 200 feet; other areas should also be included. The responsibility for notice could be placed with the developer (as it is in some communities around the country). Staff will review the entire zoning notification process.
  - (3) The moratorium on RTH special development applications expires on 3/31/97. Staff will bring back a resolution to extend the moratorium through the last meeting before the Mayor and Council's summer recess.
- (b) C-1 Issues - ZORG considered C-1 issues pertaining to the C-1 definition and permitted uses in the C-1 Zone, more specifically, the Planning Commission's concern that there is no adequate definition for neighborhood shopping center and not a clear delineation between C-1 and C-2 uses. The

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Mayor and Council agreed with the group's recommendation that the C-1 definition did not warrant any changes to the permitted use list or development standards that currently exist in the Zoning Ordinance.

2. King Farm Sewer Capacity Issue - The Planning Commission expressed concern about the sewer capacity issue as it pertained to build-out of the King Farm and the continued approval of detailed applications. The Commission noted six King Farm Detailed Applications that were approved, to date. Ms. Hoffman said that some members of the Commission felt rushed by the process to approve the site plan. There was discussion concerning Application #CPD-002E (regarding the MD355 landscape buffer). The developer made the argument that the Annexation Agreement did not require them to improve the sidewalk and the Commission is concerned that this is a public safety issue. The Mayor and Council agreed that the issue needed to be looked at more in-depth; staff was also asked to look into the issue of tree plantings along MD 355. It was also agreed that the Planning Commission should defer taking action on certain King Farm issues until the City Attorney had an opportunity to review such matters and present his opinion. Ms. Rother was asked to organize a session where the City Attorney can orient the Planning Commission on the interpretation of the Annexation Agreement.

3. Televised Planning Commission Meetings - Commission members inquired whether the City could televise their meetings when their agendas included topics of broad community concern, e.g., the Detention Center. The Mayor and Council agreed with the

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idea as long as the focus would be on the larger, community based issues. Cable Television staff will need some lead time to prepare for televising these meetings. Also, an explanation will be needed as to why this is being done for certain Planning Commission issues and not necessarily other board and commission matters.

4. Pedestrian Policies - The Commission expressed an interest in discussing the City's Pedestrian Policies with the Mayor and Council (including the proposed Bikeway Plan), and how each issue affects long-term planning for Rockville. The Mayor and Council's general feeling is that any new development in the City should be "pro-sidewalk." The Mayor and Council agreed that regular meetings with the Planning Commission are a good idea. The Commission was encouraged to call upon the Mayor and Council for regularly scheduled meetings, or staff can develop a schedule for meeting regularly with the Commission.

Re: Adjournment to Executive  
Session

Upon motion of Councilmember Wright, duly seconded and unanimously passed, with Mayor Krasnow, and Councilmembers Harrison, Dorsey, Marrinan and Wright voting "aye," the Mayor and Council convened in Executive Session pursuant to Section 10-508(a)(12) and (7) of the State Government Article, Annotated Code of Maryland, to discuss an investigative proceeding and to consult with counsel to obtain legal advice. There being no further business to come before the Mayor and Council, the Worksession was adjourned at 9:50 p.m.